

## \$739,000 - 3609 Keswick Boulevard, Edmonton

MLS® #E4424634

**\$739,000**

4 Bedroom, 3.50 Bathroom, 2,341 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Don't miss out on this great value oriented property located in the premium section of the Keswick Area of Keswick on the River! One of the earlier development of this section guaranteed lower density, wider public road access, and more reasonable spaces between adjacent neighbors! This well maintained home was custom built by Kimberly Homes in 2016, therefore, structural warranty backed by Alberta New Home Warranty Program is still valid. Central Air Conditioner, full width maintenance free deck with aluminum railing and glass inserts, full house water softener and alarm system provide additional values and peace of mind to future owner(s) of this home! Custom designed floor plan by current owner with heavy focuses on family functions, by allocating different spaces in this house to be utilized by different family members in their day to day living. Near 480 SQ.FT of finished basement rec room provides unlimited potentials for additional family fun and imaginations!

Built in 2016

### Essential Information

MLS® # E4424634

Price \$739,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,341
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3609 Keswick Boulevard
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3S5

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Joey Moss School
Middle	Joey Moss School
High	Harry Ainlay School

### Additional Information

Date Listed	March 7th, 2025
Days on Market	54
Zoning	Zone 56
HOA Fees	367.5
HOA Fees Freq.	Annually

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